

# Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors  
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*  
P.O. Box 248, Moss Beach, CA 94038-0248 - [www.MidcoastCommunityCouncil.org](http://www.MidcoastCommunityCouncil.org)

**Lisa Ketcham**   **Dave Olson**   **Claire Toutant**   **Laura Stein**   **Dan Haggerty**   **Chris Johnson**   **Brandon Kwan**  
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Date: March 22, 2017

To: Carmelisa Morales, Project Planner

Cc: Renée Ananda, CCC Coastal Program Analyst

From: Midcoast Community Council/ Lisa Ketcham, Chair

Subject: **Major Development at 7<sup>th</sup> St & Hwy 1, Montara - PRE2017-00002**  
**Hotel: 3 stories, 13 guest rooms, 10,942 s/f, 700 c/y grading,**  
**7 parking spaces**

The proposed 3-story hotel is located in a very prominent location at the Montara community gateway intersection of Highway 1 and 7<sup>th</sup> Street. Three sides of the building are fully visible from the county-designated scenic highway (the front as well as both sides) because all other development along the highway in Montara is one or two story and set well back from the highway. The hotel at its highest point rises straight up 36 feet above the highway frontage. Developed out to the property lines, there is no space for landscaping to screen the development or to absorb stormwater runoff. The 3-story wall of windows facing the shoreline will introduce significant light pollution. Proposed shrubs in the highway ROW will block sight distance from 7<sup>th</sup> Street – replace with sidewalk.

The historic Ocean View Inn (formerly Farallone Hotel c.1900) is not representative of neighborhood size and scale. Its height and mass are unique in Montara and should not be used to justify large new development that would have a domino effect, and change the community character.

Main Street is the route of the California Coastal Trail through Montara. Ocean views must be preserved and not walled off from the trail and the village, as the height, design, and zero setbacks of the hotel propose.

Street parking is already fully used in the area. Space in the right-of-way is needed for stormwater runoff and to create complete streets for a thriving and attractive bike-pedestrian environment. County hotel parking requirements are out-dated for this Midcoast location that realistically can only be reached by private automobile. The Traffic Analysis and Mitigation Plan should include parking impacts assuming full occupancy and future development of empty parcels in the neighborhood commercial district. It would seem that a visitor-serving use in a neighborhood commercial district should provide off-street parking for all guests and staff.

Thank you for the opportunity to comment on the early referral. Images attached.

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Existing 2-story building to be demolished was 1914 Montara post office.

7<sup>th</sup> & Main



Main St,  
Montara,  
Neighborhood  
Commercial





Hwy 1

Existing 1-story commercial development between 8<sup>th</sup> & 9<sup>th</sup>, Montara



View from Main St, the route of the Coastal Trail